



**THE PREMIER BROKER FOR  
SENIOR HOUSING & HEALTHCARE FACILITIES**

**Joe Shallow**, Vice President

JShallow@PrestigeGroup.com • 610.701.1133 Cell  
610.902.3900 x123 or 800.866.5876

## **DEVELOPMENT OPPORTUNITY!**

***Easy Conversion to Senior Housing Campus or Corporate Retreat***



### **“THE BEECHES INN and CONFERENCE CENTER”**

7900 Turin Road (NYS Rt. 26) • Rome, NY 13440  
Oneida County, New York

**Mohawk Valley, Upstate New York**

51+/- Acres

50,000+/-sf Conference Center

38,000+/-sf Office Complex

75 Room Full Service Inn

2 Gate Houses and 2 Cottages

**OFFERED EXCLUSIVELY... ~~\$ 12,000,000~~ <sup>\$9,950,000</sup>**

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# THE BEECHES INN AND CONFERENCE CENTER

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# THE BEECHES INN AND CONFERENCE CENTER EXECUTIVE SUMMARY

***Prestige Group is proud to present the exclusive offering of***  
***“The Beeches Inn and Conference Center”***  
**7900 Turin Road, Rome, New York 13440**  
**MOHAWK VALLEY**

***The Beeches Inn and Conference Center is an Ideal Opportunity to Re-Develop the Property into a Senior Housing and/or Corporate Campus with Medical and Professional Offices on Site!***

The property is situated on 51+/- acres. It is comprised of many buildings as well as different uses.

There is a 75 room Inn, 2 gate houses and 2 cottages that are rented as part of the Inn. Additionally there is a 50,000+/-sf conference center with restaurant.

There is a 38,000+/- sf office complex currently 100% leased with long term tenants in place. The expiration dates of the leases extend to 2022 with extension terms in place.

The 51+/-acres is mildly sloping with street frontage on both Turin Road and Potter Road.

The Beeches is in the Hospitality/Medical Use District:

“The Hospitality district is intended to support the continued development of high-quality hospitality services including health care, lodging, conference and tourism facilities, while preserving residential quality of life.”

The zoning district allows for senior housing.

The Mohawk Valley senior population is growing. New York State Labor Department expects there to be significant growth in the senior housing and hospital industries.

The city of Rome has a pro-active approach to business development. They have active partnerships with economic and community partners throughout the region and New York State. The city has expressed support for the re-development of “The Beeches”.

The Mohawk Valley Regional Development Council actively promotes business in the region. The grant programs are extremely successful. There are numerous projects being funded with private/public partnerships.

## THE BEECHES INN AND CONFERENCE CENTER PROPERTY OVERVIEW

- 51+/- Acres — Mildly Sloping with street frontage on Turin and Potters Roads
- 75 Room Inn
- 50,000+/-sf Restaurant and Conference Center
- 38,000+/-sf Office Complex
- 2 Gate Houses
- 2 Cottages
- Pool (53' x 26') and Loggia
- Water Supply is obtained from the City of Rome via a 30 inch main located on Turin Road
- City sewer service
- Gas is provided by an 8 inch main on Turin Road

The property was originally built as a private residential estate for Dr. Frank Potter, inventor and patent holder. Built in 1923-24, it was designed by noted architect Harry Sternfeld with the interior design by Carlo Ciampaglia with sculpting design and influence by renowned sculptor Gaetano Cecere. The estate was meticulously conceived and guided by the quotation that is painted on the minstrel's gallery in the main residence: "Oaks and Elms are lovelier than paved streets, the great forests than the walls of brick. Oaks and Elms are more poetic than steeples and chimneys, in the country is the idea of home". The English Tudor styled residence is both classic and stately. The grounds are a combination of manicured lawns and woodlands.

The property was purchased by the current owner in 1949.

Between 1955-1967 the property underwent a transformation to include expansion of the main residential building (Inn) and the construction of a 50,000+/-sf restaurant and conference center which include multi-functional banquet rooms, restaurant, grill room and operations offices.

Additionally, there is a beautiful swimming pool area and loggia with a fountain concealed in a large stone mask and enclosed by a heavy stone wall with broad flagstone as executed by sculptor Gaetano Cecere.

# THE BEECHES INN AND CONFERENCE CENTER

## PROPERTY OVERVIEW

### ENVIRONMENTAL CONSIDERATIONS

#### TOPOGRAPHY:

The general topography of the site can be considered as level to sloping, with a difference in elevation of approximately twenty (20) feet across the site from north to south (Exhibit 3). To the north along Potter Road the site is level at an elevation of 520± feet MSL. The southern portion of the property is also level at approximately 500 feet MSL. A steeper change in elevation exists in the irregularly-shaped eastern segment of the site where the ground drops at a fifteen (15±) percent slope.

#### WATER RESOURCES:

Wood Creek runs in a north-south direction about one thousand two hundred fifty (1,250) feet west of Turin Road. A tributary of this creek, running east to west, crosses the project site just north of the access road to the motel, starting in a marshy area in the eastern part of the site and forming a series of three (3) small connected ponds.

Wood Creek itself is a Class D stream as designated by the New York State Department of Environmental Conservation (NYSDEC). A Class D designation allows for disturbance of the stream bed or banks without a NYSDEC Protection of water Permit. A possible upgrading of the stream classification to C(TS), requiring a permit, is anticipated during the next year. However, the tributary which falls within the project site is unclassified and thus is not subject to regulation by NYSDEC.

According to the Federal Emergency Management Agency Flood Insurance Study, no portion of the project site lies within a designated floodplain of Wood Creek (Exhibit 4).

### AVAILABILITY OF SERVICES

#### ELECTRICITY:

The Niagra Mohawk Power Corporation supplies electricity to the site through a 13 KV underground service line.

#### GAS:

Gas service into the site is from an eight (8) inch Niagra Mohawk main on Turin Road. A two (2) inch high-pressure gas service from the restaurant supplies the professional buildings.

#### WATER:

Water supply is obtained from the City of Rome via a thirty (30) inch main located on Turin Road. Distribution to the buildings on-site is by means of three (3) separate pipes from the city supply: a two (2) inch main to the Beeches Restaurant, a six (6) inch main to the office buildings and a four (4) inch main to the motel. Additionally, a six (6) inch city water main runs along Potter Road but is not the source of any of the project site's water supply.

#### SANITARY SEWER:

City sanitary sewer service is available at the project site. Sanitary sewage is conveyed by gravity flow through a ten (10) inch main from the restaurant to the motel, then along the interior roadway to tie into the municipal main on Turin Road. Six (6) inch laterals from the professional buildings tie into the main between the restaurant and the motel.

# THE BEECHES INN AND CONFERENCE CENTER PROPERTY OVERVIEW

## Improvements

75 ROOM INN: “The Beeches Inn” Originally the main residence, this building features 75 rooms each with a full bath

Restaurant and Conference Center – 50,000+/-sf

38,000+/-sf Office Complex

2 Gate Houses

2 Cottages

Pool (53' x 26') and Loggia

Bldg #	Letter	Bldg Use	Sq Ft	# Stories	Roof	Bedrms	Bathrms	Kitchen	HVAC type	Exterior	OTHER
The Inn	N/A	Vacation Rental	1	1	—	70	70	—	—	—	—
1	A	Offices	17,000	3	Shingle	—	8	3	—	—	Built 1987
2 & 3	G & E & F	Offices	15,000	1	Shingle	—	10	5	C/A	—	Built 1988
4	D,C	—	4,000	1	Shingle	—	6	3	—	—	—
5	B	—	4,000	1	Shingle	—	—	—	—	—	—
70	—	Vacation Rental	1500	2	Shingle	1	1	—	—	—	—
71	I A-Frame	Vacation Rental	800	2	Shingle	1	1	1	—	Wood	—
72	J Carriage	Vacation Rental	800	—	—	1	1	1	—	—	—
72	K Carriage	Vacation Rental	800	—	—	—	—	—	—	—	—
74	L	—	—	—	—	—	—	—	—	—	—
75	—	—	—	—	—	—	—	—	—	—	—
76	M North Cottage	Vacation Rental	1500	2	Shingle	2	2	Full	—	Stone	—
	Q	Vacation Rental	1500	2		3	2	—	—	Stone	—
	O	Cafe	—	—	—	—	—	—	—	—	—

## Zoning:

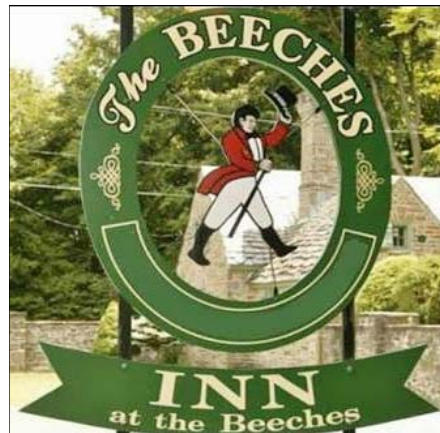
Hospitality/Medical Use District:

“The Hospitality district is intended to support the continued development of high-quality hospitality services including health care, lodging, conference and tourism facilities, while preserving residential quality of life.”

The zoning district allows for senior housing.



## THE BEECHES INN AND CONFERENCE CENTER PHOTOGRAPHS





# THE BEECHES INN AND CONFERENCE CENTER PHOTOGRAPHS



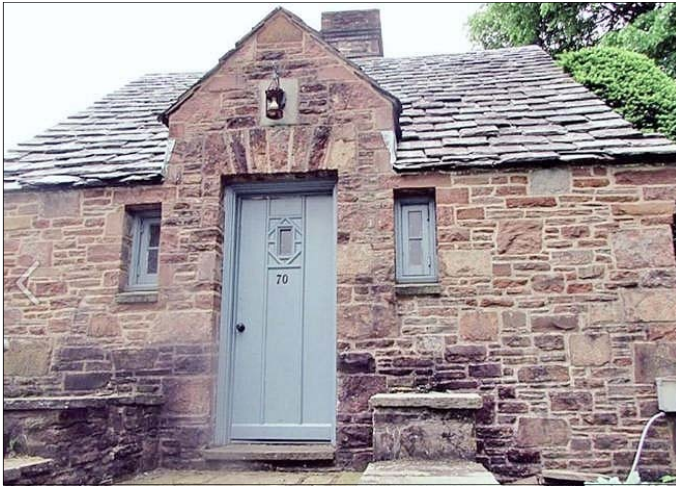


## THE BEECHES INN AND CONFERENCE CENTER PHOTOGRAPHS



# THE BEECHES INN AND CONFERENCE CENTER PHOTOGRAPHS

## COTTAGE VACATION RENTAL





# THE BEECHES INN AND CONFERENCE CENTER RENT ROLL

PROFESSIONAL TENANT / RENTABLE SQUARE FEET	DATE OF LEASE AND ANY LEASE MODIFICATIONS	EXPIRATION DATE OF CURRENT TERM	OPTIONS TO EXTEND / OPTION EXERCISE DATE	CURRENT BASE RENT MONTHLY	ANNUALLY	MAP LOCATION
#1. Bldg 1 & 5 (Annex Bldg) 20,000 Sq. Ft.	11/1/2013 6/1/2015 New with changes 08/01/2016	7/31/2022	Upon Lease Expiration	\$13,333	\$160,000	A & B
#2. Bldg 2 Suites 1 & 2 2,600 Sq. Ft.	11/1/2015	11/1/2020	Upon Lease Expiration	\$2,925	\$35,100	G
#3. Bldg 2 Suite 4 600 Sq. Ft.	1/1/2013	1/1/2016	Upon Lease Expiration	\$500	\$6,000	H
#4. Bldg 3 Suites 1,2, & 3 4,100 Sq. Ft.	5/1/2013	5/1/2018	Upon Lease Expiration	\$3,341	\$40,098	E
#5. Bldg 3 Suite 4 & 5 Bldg 2 Suite 3 – 3,750 Sq. Ft.	11/1/2016	10/31/2019	Upon Lease Expiration	\$2,812	\$33,750	F
#6. Bldg 4 Suite 1 1,590 Sq. Ft.	11/1/2012	11/1/2015 Extended Till 11/1/2018	11/01/15-11/01/18 Lease Completed/ Signed at same rate	\$1,391	\$16,695	C
#7. Bldg 4 Suite 2 1,482 Sq. Ft. – Phase One 2,190 Sq. Ft. – Phase Two	3/20/2015	3/20/2020	Upon Lease Expiration	\$2,087 \$3,084	\$37,011	D
#8. Potter Road Bldg	2/1/2010	2/1/2020	Upon Lease Expiration	\$800	\$9,600	N

**GROSS INCOME**

**\$359,442**

VACATION RENTALS / INN AT THE BEECHES						
South Cottage – #77	N/A	N/A	N/A	\$2,100	\$25,200	Q
North Cottage – #76	N/A	N/A	N/A	\$2,100	\$25,200	M
A Frame – #71	N/A	N/A	N/A	\$2,100	\$25,200	I
Long Term Stay – #37/39	N/A	N/A	N/A	\$1,800	\$21,600	O
Long Term Stay – #36	N/A	N/A	N/A	\$1,800	\$21,600	O
Long Term Stay – #40	N/A	N/A	N/A	\$1,800	\$21,600	O
Carriage House – #72	N/A	N/A	N/A	\$1,800	\$21,600	J
Carriage House – #73	N/A	N/A	N/A	\$1,800	\$21,600	K
South Side Rooms (28 rooms)	N/A	N/A	N/A	Nightly Rate \$105	\$26,250	Inn
Pond Side Rooms (40 rooms)	N/A	N/A	N/A	Nightly Rate \$135	\$33,750	Inn
Executive Suite – #70	N/A	N/A	N/A	Nightly Rate \$275	\$68,750	P

**GROSS INCOME POTENTIAL**

**\$312,350**



# THE BEECHES INN AND CONFERENCE CENTER

## INCOME AND EXPENSES

	2015	2016
<b>INCOME</b> <i>(See Note 1)</i>		
Rental Income (Office Buildings)	\$289,661	\$359,442
Management Service Income	231,032	228,228
Inn at the Beeches	90,000	—
<b>Total Income</b>	<b>\$610,693</b>	<b>\$587,670</b>
<b>OPERATING EXPENSES</b>		
Real Estate Taxes	\$165,518	\$124,025
Insurance	14,691	14,076
Repairs and Maintenance	45,116	25,538
Exterminating and Cleaning	2,469	2,918
Utilities	15,775	13,233
Miscellaneous	1,891	3,055
Amortization of Financing Costs	1,382	2,191
<b>Total Operating Expenses</b>	<b>\$216,078</b>	<b>\$182,845</b>
<b>INCOME</b>	<b>\$394,615</b>	<b>\$404,825</b>

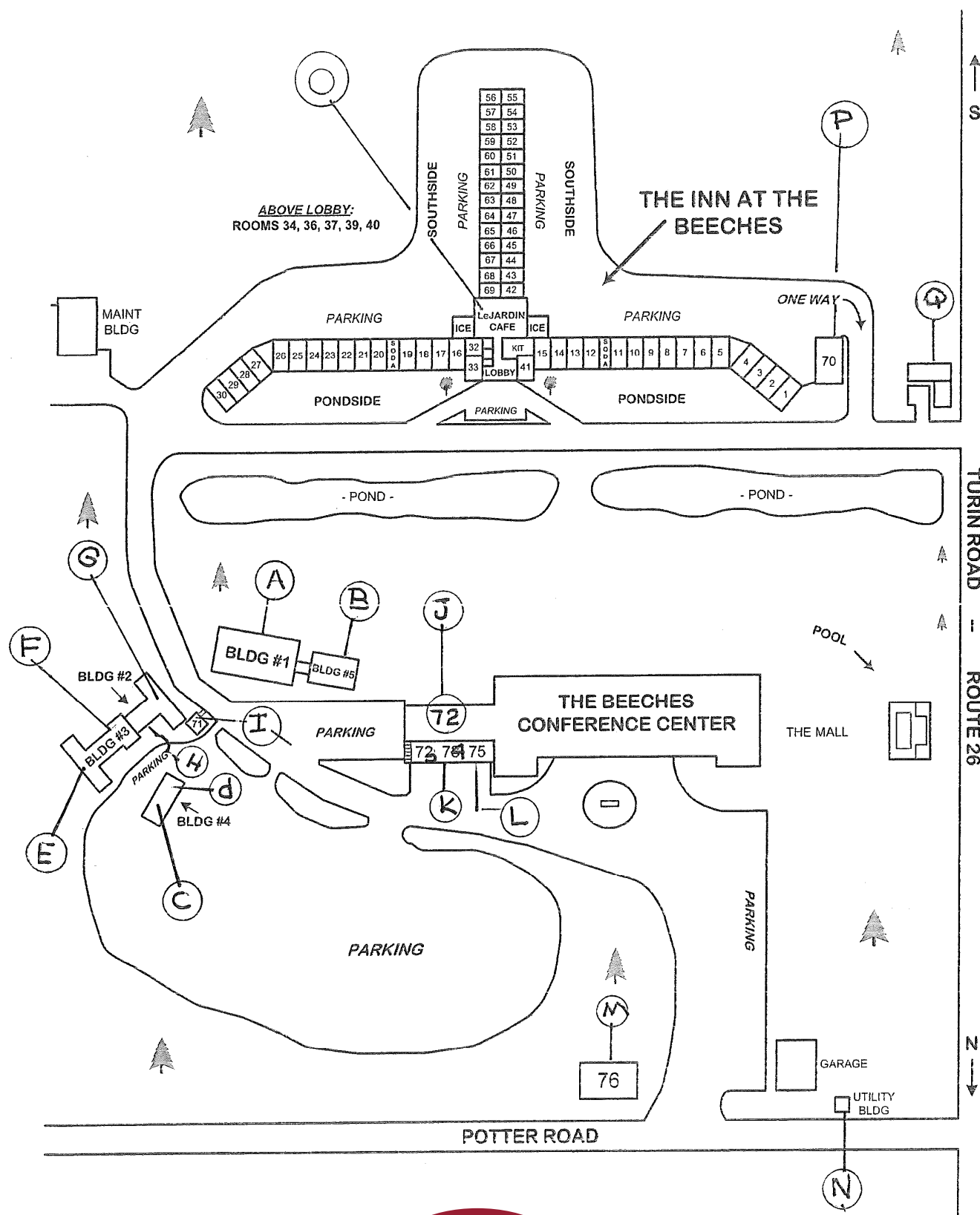
### NOTE 1 – RENTAL INCOME

The Company's principal source of revenue is real property rent from The Beeches of Rome, Inc. and 13 unrelated tenants. The Company's stockholders and officers are the controlling stockholders of the related tenants. Rents from related companies are determined annually by the stockholders of the Destito Realty, Inc. in amounts sufficient to insure adequate cash flow to the realty operations and are dependent upon the profitability of the related businesses.

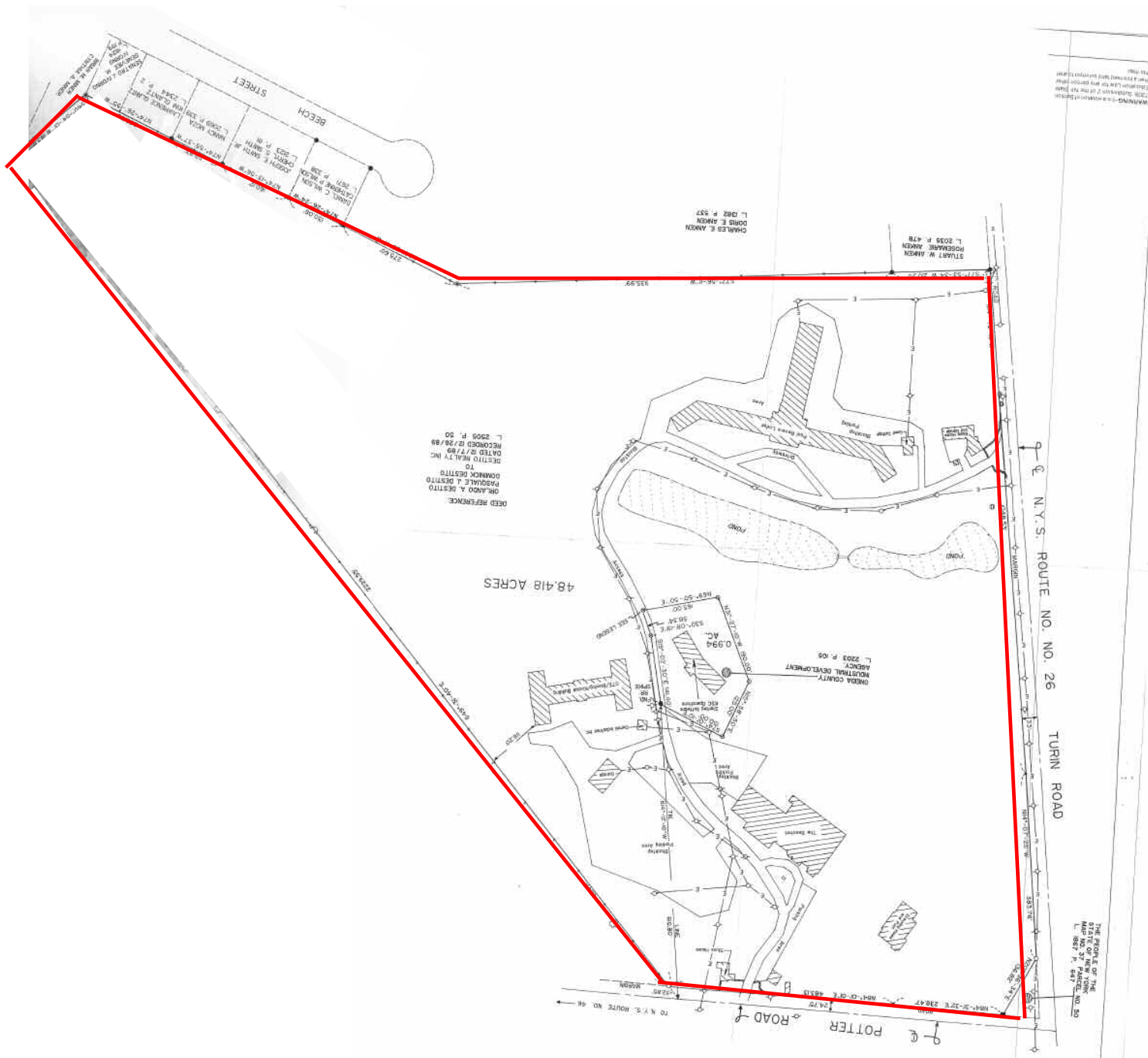
### NOTE 2 – POTENTIAL INCOME

Additional Net Income can be achieved from operation of the Beeches Restaurant and the Inn at the Beeches.

## THE BEECHES INN AND CONFERENCE CENTER SITE PLAN



# THE BEECHES INN AND CONFERENCE CENTER SITE MAP





## THE BEECHES INN AND CONFERENCE CENTER AERIAL MAP



## THE BEECHES INN AND CONFERENCE CENTER AREA OVERVIEW

**Rome** is a city in Upstate New York State. It is located in the western area of Oneida County, which is in north-central New York. Rome is one of two principal cities in the Utica – Rome Metropolitan Statistical Area. Rome is the second largest city in New York State.

**Rome** is serviced by Highway Routes 46, 365, 49 and 26. It is close to I-90 which runs from Boston to Seattle connects Rome with Albany to the east and Syracuse to the west. Commercial air travel is through Syracuse and Albany. Private air travel is accessed through Griffiss International Airport in Rome.

The New York State Canal System has a harbor point in Rome.

There is daily Amtrak passenger service available from Utica and Rome. (Empire Corridor)

The Rome School District is centrally located in the heart of New York, between Syracuse and Albany. The public school district serves approximately 5,700 students and has a unique and proud history. The District offers a wide range of programs and services, including advanced Placement and college level courses. Mohawk Valley Community College offers free tuition to the top 10% of the senior graduating class.



**Rome** offer exceptional health care. From primary care to long term care, Rome Memorial Hospital delivers quality, compassionate medical care for every stage of life. Families have access to quality healthcare through Rome's affiliation with St. Joseph's Health. There are more than 250 physicians and 1,000 healthcare professionals working together to provide patients with the healthcare services they need to achieve long term health. Rome Memorial Hospital has a specialized Senior Behavioral Unit and Residential Health Care facility and has become a recognized leader in senior services. The hospital has earned the special designation as a NICHE (Nurses Improving Care for Healthsystem Elders) facility for providing exceptional care for older adult patients. There is also skilled nursing and short term re-hab services.

**Rome** is very interested in promoting business in the city as well as the Mohawk Valley. Rome benefits from a close working relationship with the Mohawk Valley Economic Development Corporation (EDGE) as well as financial business initiatives through New York State.



## THE BEECHES INN AND CONFERENCE CENTER AREA OVERVIEW

### ROME, NEW YORK – INDUSTRIES

- **Worthington Industries** – Steel Processor
- **Bartell Machinery Systems** – (world headquarters) Industrial Equipment Manufacturer for the Tire & Rubber, Oil & Gas and Wire & Cable industries
- **Varflex Corporation** – Designer and Manufacturer of complete line of electrical insulating sleeving (braided fiberglass) – both coated and uncoated.
- **Baum's Castorine Company** – Manufacturer of industrial lubricants
- **Revere Copper Products** – Manufacturer of copper and copper based alloy mill products for roofing, interior applications, electrical and electronic equipment, industry machinery, air conditioning and refrigeration, telecommunications and consumer products. (one of the oldest manufacturing companies in the U.S., traces its origins to Paul Revere in 1801 who was the first to roll copper in the New World)
- **American Alloy Steel** – Steel Plate Distributor and Service Center (one of the largest in the U.S)
- **Owl Wire & Cable** – Premier manufacturer of bare and plated copper wire in North America
- **Fiber Instrument Sales, Inc.** – Manufacturer of optic cables and connectivity equipment
- **Runnings** – Distribution Center
- **Family Dollar** – Distribution Center
- **Walmart** – Distribution Center

### GAMING & HOSPITALITY

- **Oneida Indian Nation** –  
Turning Stone Resort Casino  
SavOn Convenience Stores  
Four Directions Productions  
Indian Country Today Media Network  
Marinas
- **Vernon Downs** –  
Gaming, entertainment and hospitality property

### FARM BREWERIES, WINERIES & DISTILLERIES

This growing industry helps support the areas economy.



## THE BEECHES INN AND CONFERENCE CENTER AREA OVERVIEW

**Oneida County** encompasses three cities, Rome, Sherrill and Utica. It is located in the Mohawk Valley region which lies in the north-central part of the state of New York. It is east of Syracuse and west of Albany.

**The Mohawk Valley** region is the area surrounding the Mohawk River, between the Adirondack Mountains and Catskill Mountains. The region is both suburban and rural. It encompasses approximately 5,882 square miles. It is located at the geographic center of Upstate New York. It links all the major metropolitan areas together. It surrounds the industrialized cities of Rome, Schenectady and Utica as well as other smaller commercial areas.

**The Mohawk Valley** is strategically located between Albany and Syracuse along the scenic Erie Canal and spans six counties: Oneida, Herkimer, Otsego, Fulton, Montgomery and Schoharie. Historic urban centers such as Utica, Rome, and Amsterdam stretch along the Mohawk River, and are complemented by growing suburban areas such as New Hartford and Marcy.

Nearly 300,000 people in Oneida and Herkimer Counties call the Mohawk Valley home.

**The Mohawk Valley** is home to many academic and research institutions as well as companies which are thriving due to the area's highly skilled workforce.



Manufacturing remains among the region's largest employers. However, there is a growing concentration of information and technology companies.

Travel and tourism is a \$1.3 Billion industry for Oneida County. Quality year-round and seasonal attractions bring visitors from across the nation and around the world to the Central New York.

The area is served by a comprehensive network of state highways and Interstates. Interstate 90 passes through the heart of the Mohawk Valley. I-87, which passes through Albany, provides access to New York City and Montreal, Canada. I-81 goes through Syracuse and provides access to Canada, Binghamton and Pennsylvania.

Conrail and the New York Susquehanna & Western provide freight rail service.

There is daily Amtrak passenger service available from Utica and Rome.

# THE BEECHES INN AND CONFERENCE CENTER

## AREA OVERVIEW

Per the New York State Bureau of Labor Market Information Division of Research and Statistics a “significant industry” is identified on the basis of job growth over the 2009-2014 period as well as expected job growth, based on industry employment projections through 2022.

**Health Care and Social Assistance industry has been identified as a significant industry in Mohawk Valley.**

Growth in health care and social assistance employment is driven more by demographics than by overall economic conditions. Almost all health care and social assistance occupations are expected to be in demand over the next decade as the Mohawk Valley Region’s population continues to age. Four significant industries within the health care and social assistance sector include:

- Ambulatory Health Care Services
- Hospitals
- Nursing and Residential Care Facilities
- Social Assistance

**Significant Industries, Mohawk Valley Region, 2015**

NAICS Industry Code	Industry Name	Job Count		Net Change in Jobs, 2009-2014	% Change in Jobs, 2009-2014	Average Annual Wage, 2014	Projected % Change in Jobs, 2012-2022	Why Industry is Significant**
		2009*	2014*					
	Total, all industries (all ownerships)	192,300	186,800	-5,500	-2.9%	\$38,400	5.8%	NA
238	Specialty Trade Contractors	2,700	2,600	-100	-3.7%	\$43,200	18.2%	J, P, W
311	Food Manufacturing	2,200	2,400	200	9.1%	\$43,600	5.7%	G, J, W
493	Warehousing and Storage	4,200	3,500	-700	-16.7%	\$41,100	2.1%	J, W
541	Professional, Scientific, and Technical Services	5,300	4,700	-600	-11.3%	\$51,000	14.0%	J, P, W
611	Educational Services	23,100	22,600	-500	-2.2%	\$41,600	4.1%	J, W
621	Ambulatory Health Care Services	7,900	8,100	200	2.5%	\$49,600	25.7%	G, J, P, W
622	Hospitals	12,500	11,400	-1,100	-8.8%	\$57,900	8.1%	J, P, W
623	Nursing and Residential Care Facilities	11,500	11,000	-500	-4.3%	\$29,900	18.3%	J, P
624	Social Assistance	7,900	8,400	500	6.3%	\$22,700	22.7%	G, J, P

NA – Not Applicable

\*Represents both private and public sector jobs

\*\*Key:

G: Industry experienced above-average job growth; can be net or percentage growth.

J: Industry employs a significant number of jobs (>2,000).

P: Above-average growth projected for 2012-2022.

W: Industry pays above-average wages.

# THE BEECHES INN AND CONFERENCE CENTER

## AREA OVERVIEW

The Mohawk Valley is also known as “Fast Track Country”; this represents a long-standing philosophy for supporting business. Public and private economic development initiatives are committed to helping business thrive in the region.

*Key Initiatives Supporting The Business Fast Track Include:*

- Zoned sites and buildings with immediate development potential;
- Economic assistance packages and relocation incentives;
- Top-notch infrastructure, including high-speed telecommunications delivery;
- Existing research and development for future technologies transfer;
- Educational resources closely aligned with development opportunities;
- A "can do" attitude towards growth and expansion, translating to exciting business opportunities with fewer roadblocks.

### MOHAWK VALLEY MAJOR INDUSTRIES

COMPANY	INDUSTRY	LOCAL EMPLOYEES
1 Oneida Indian Nation	Hospitality	4,500
2 Mohawk Valley Network	Healthcare	2,945
3 St. Elizabeth Medical Center	Healthcare	1,929
4 Metropolitan Life Insurance Co.	Finance/Insurance	1,513
5 Upstate Cerebral Palsy	Social Services	1,428
6 Wal-Mart Distribution Center	Distribution	1,400
7 Conmed Corporation	Medical Devices	1,200
8 Affiliated Computer Services (ACS)	Call Center	1,100
9 Remington Arms	Metals Manufacturing	1,100
10 Rome Memorial Hospital	Healthcare	966
11 Bank of America	Finance/Insurance	900
12 Utica National Insurance Group	Finance/Insurance	873
13 Air Force Research Lab - Rome	Information Technology	863
14 Bank of New York	Finance/Insurance	825
15 ARC Oneida Lewis Chapter	Social Services	700
16 Hartford Insurance	Finance/Insurance	691
17 Masonic Care Community	Healthcare	661
18 APAC TeleServices	Call Center	625
19 International Wire	Metals Manufacturing	596
20 Rite Aid Distribution Center	Distribution	576
21 Orion Bus Industries Technology	Manufacturing	508
22 Resource Center for Independent Living	Social Services	500

BUSINESSES BROKEN DOWN BY INDUSTRY	BUSINESSES	%	# OF EMP.	%
Educational and Health Services	711	11%	25,200	18.5%
Financial Services & Insurance	396	6%	8,000	5.9%
Government	326	5%	34,200	25%
Information Technology	99	2%	3,600	2.6%
Leisure and Hospitality	609	9%	8,900	6.5%
Manufacturing	341	5%	13,300	9.7%
Natural Resources, Mining and Construction	635	10%	3,300	2.4%
Professional Services	1407	21%	9,600	7%
Retail & Other	1619	25%	6,700	4.9%
Trade, Transportation, and Utilities	414	6%	23,800	17.4%



# THE BEECHES INN AND CONFERENCE CENTER

## DEMOGRAPHICS

### ROME, NEW YORK

#### By The Numbers

A wonderful place to live, work and play awaits you whether you plan to visit, purchase a home or start a business. Progressive schools, safe streets, a strong labor force, countless recreational opportunities, amazing arts and entertainment and an abundance of historic treasures make Rome a special place to raise a family.

The City of Rome has a population of 32,573 and is located in the geographic center of New York State.

**Regional Population:**

Zip Code 13440: 42,221

Oneida County, NY: 234,878

Utica-Rome Metro Area Population:  
296,615

**Population Density:**

436 people per sq mile

**Land Area:** 74.791 sq miles

**Air Quality:** 69 on a scale to 100  
(higher is better)

**Water Quality:** 88 on a scale to 100  
(higher is better)

**Superfund Sites:** 83.6

**Median Household Income:** \$44,694

**Family Median Income:** \$59,528

**Income Per Capita:** \$25,549

**Median Home Value:** \$97,400

**Median Age of Real Estate:** 59 years

Homes Owned: 56.58%

Home Appreciation Is Up Since 2007: 16.95%

Renters: 31.61%

Median Gross Rent: \$720

**Sales Tax Rate Is 8.75%**

**Cost of Living:** 11% lower than the US Average  
Cost of Living Index = 86.9  
(based on a US average of 100)

**Number of Households:** 13,238

**Average Household Size:** 2.3 people

**Married Population:** 43.29%

**Married with Children:** 24.90%

**Single with Children:** 21.01%

**Single Population:** 56.71%

Median Age is 40.3

Age 18-44: 34.52%

Age 45-64: 22.03%

Age 65-84: 14.53%

Age 85 and over: 2.6%

**Percent Religious (affiliated):** 51.02%

**Physicians:** 206 per 100,000 population

White: 87.4%

Black: 7.1%

Hispanic: 5.3 %

Asian: 1.1%

Native American: 0.25%

Other: 2.17%

**Education, Persons 25 and Older:**

87.8 % High School Graduates

19.3% B.A. or higher

**Unemployment Rate:** 4.3%

Prediction for future job growth  
over the next 10 years is 36.58%

**Low Crime Rate:**

Rome Crime Rate: 118.3 vs. US rate: 301.1

**Average One-Way Commute:** 17.8 minutes

81.72% of commuters drive their own car alone.

*Sources: bestplaces.net, census.gov/quickfacts,  
smartasset.com, city-data.com*

# THE BEECHES INN AND CONFERENCE CENTER

## DEMOGRAPHICS

PEOPLE	Rome City	Oneida
<b>Population</b>		
<i>i</i> Population estimates, July 1, 2016, (V2016)	32,415	231,190
<i>i</i> Population estimates base, April 1, 2010, (V2016)	33,718	234,889
<i>i</i> Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)	-3.9%	-1.6%
<i>i</i> Population, Census, April 1, 2010	33,725	234,878
<b>Age and Sex</b>		
<i>i</i> Persons under 5 years, percent, July 1, 2016, (V2016)	X	5.7%
<i>i</i> Persons under 5 years, percent, April 1, 2010	6.1%	5.7%
<i>i</i> Persons under 18 years, percent, July 1, 2016, (V2016)	X	21.2%
<i>i</i> Persons under 18 years, percent, April 1, 2010	20.9%	21.9%
<i>i</i> Persons 65 years and over, percent, July 1, 2016, (V2016)	X	18.2%
<i>i</i> Persons 65 years and over, percent, April 1, 2010	16.5%	16.3%
<i>i</i> Female persons, percent, July 1, 2016, (V2016)	X	50.2%
<i>i</i> Female persons, percent, April 1, 2010	48.6%	50.2%
<b>Race and Hispanic Origin</b>		
<i>i</i> White alone, percent, July 1, 2016, (V2016) (a)	X	86.5%
<i>i</i> Black or African American alone, percent, July 1, 2016, (V2016) (a)	X	6.8%
<i>i</i> American Indian and Alaska Native alone, percent, July 1, 2016, (V2016) (a)	X	0.3%
<i>i</i> Asian alone, percent, July 1, 2016, (V2016) (a)	X	4.2%
<i>i</i> Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2016, (V2016) (a)	X	0.1%
<i>i</i> Two or More Races, percent, July 1, 2016, (V2016)	X	2.1%
<i>i</i> Hispanic or Latino, percent, July 1, 2016, (V2016) (b)	X	5.5%
<i>i</i> White alone, not Hispanic or Latino, percent, July 1, 2016, (V2016)	X	82.3%
<b>Population Characteristics</b>		
<i>i</i> Veterans, 2011-2015	3,183	18,168
<i>i</i> Foreign born persons, percent, 2011-2015	3.3%	7.7%
<b>Housing</b>		
<i>i</i> Housing units, July 1, 2016, (V2016)	X	103,772
<i>i</i> Housing units, April 1, 2010	14,893	104,180
<i>i</i> Owner-occupied housing unit rate, 2011-2015	54.4%	65.7%
<i>i</i> Median value of owner-occupied housing units, 2011-2015	\$90,500	\$114,000
<i>i</i> Median selected monthly owner costs -with a mortgage, 2011-2015	\$1,164	\$1,231
<i>i</i> Median selected monthly owner costs -without a mortgage, 2011-2015	\$521	\$503
<i>i</i> Median gross rent, 2011-2015	\$713	\$706
<i>i</i> Building permits, 2016	X	163
<b>Families &amp; Living Arrangements</b>		
<i>i</i> Households, 2011-2015	13,238	90,844
<i>i</i> Persons per household, 2011-2015	2.30	2.43
<i>i</i> Living in same house 1 year ago, percent of persons age 1 year+, 2011-2015	82.9%	86.8%

# THE BEECHES INN AND CONFERENCE CENTER





## DEMOGRAPHICS

	Rome City	Oneida County
Language other than English spoken at home, percent of persons age 5 years+, 2011-2015	7.8%	11.9%
<b>Education</b>		
High school graduate or higher, percent of persons age 25 years+, 2011-2015	87.8%	87.8%
Bachelor's degree or higher, percent of persons age 25 years+, 2011-2015	19.3%	23.2%
<b>Health</b>		
With a disability, under age 65 years, percent, 2011-2015	13.9%	11.3%
Persons without health insurance, under age 65 years, percent	▲ 8.2%	▲ 6.0%
<b>Economy</b>		
In civilian labor force, total, percent of population age 16 years+, 2011-2015	55.2%	59.3%
In civilian labor force, female, percent of population age 16 years+, 2011-2015	57.1%	57.3%
Total accommodation and food services sales, 2012 (\$1,000) (c)	D	791,323
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	199,408	1,636,591
Total manufacturers shipments, 2012 (\$1,000) (c)	957,688	3,481,298
Total merchant wholesaler sales, 2012 (\$1,000) (c)	56,424	1,087,455
Total retail sales, 2012 (\$1,000) (c)	539,536	3,012,211
Total retail sales per capita, 2012 (c)	\$16,429	\$12,897
<b>Transportation</b>		
Mean travel time to work (minutes), workers age 16 years+, 2011-2015	17.8	19.9
<b>Income &amp; Poverty</b>		
Median household income (in 2015 dollars), 2011-2015	\$43,323	\$48,246
Per capita income in past 12 months (in 2015 dollars), 2011-2015	\$24,391	\$25,982
Persons in poverty, percent	▲ 18.6%	▲ 18.0%
<b>BUSINESSES</b>		
<b>Businesses</b>		
Total employer establishments, 2015	X	4,937
Total employment, 2015	X	87,729
Total annual payroll, 2015 (\$1,000)	X	3,291,485
Total employment, percent change, 2014-2015	X	-1.8%
Total nonemployer establishments, 2015	X	12,141
All firms, 2012	1,835	15,252
Men-owned firms, 2012	1,025	8,812
Women-owned firms, 2012	607	4,803
Minority-owned firms, 2012	201	1,643
Nonminority-owned firms, 2012	1,511	12,906
Veteran-owned firms, 2012	181	1,362
Nonveteran-owned firms, 2012	1,506	13,058





# THE BEECHES INN AND CONFERENCE CENTER

## DEMOGRAPHICS

 GEOGRAPHY	Rome City	Oneida County
<b>Geography</b>		
 Population per square mile, 2010	450.9	193.7
 Land area in square miles, 2010	74.79	1,212.43
 FIPS Code	3663418	36065

### Value Notes

 This geographic level of poverty and health estimates is not comparable to other geographic levels of these estimates

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info  icon to the left of each row in TABLE view to learn about sampling error.

The vintage year (e.g., V2016) refers to the final year of the series (2010 thru 2016). *Different vintage years of estimates are not comparable.*

### Fact Notes

- (a) Includes persons reporting only one race
- (b) Hispanics may be of any race, so also are included in applicable race categories
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

### Value Flags

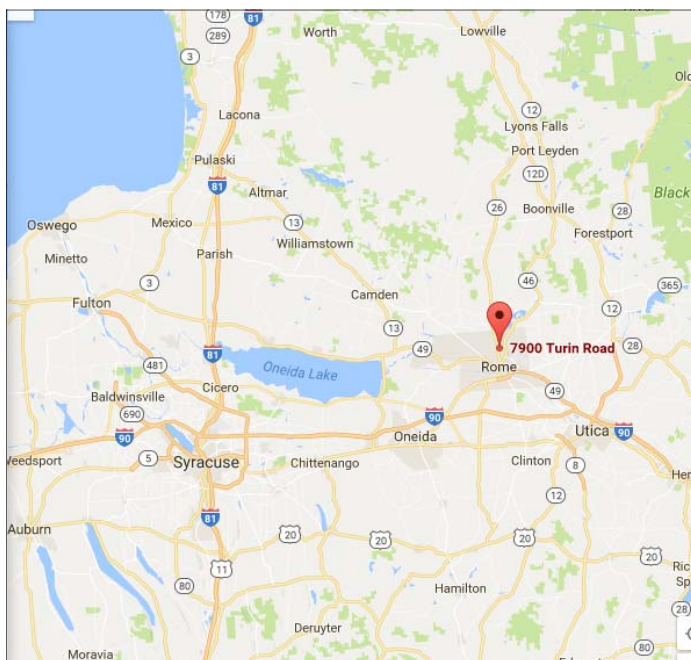
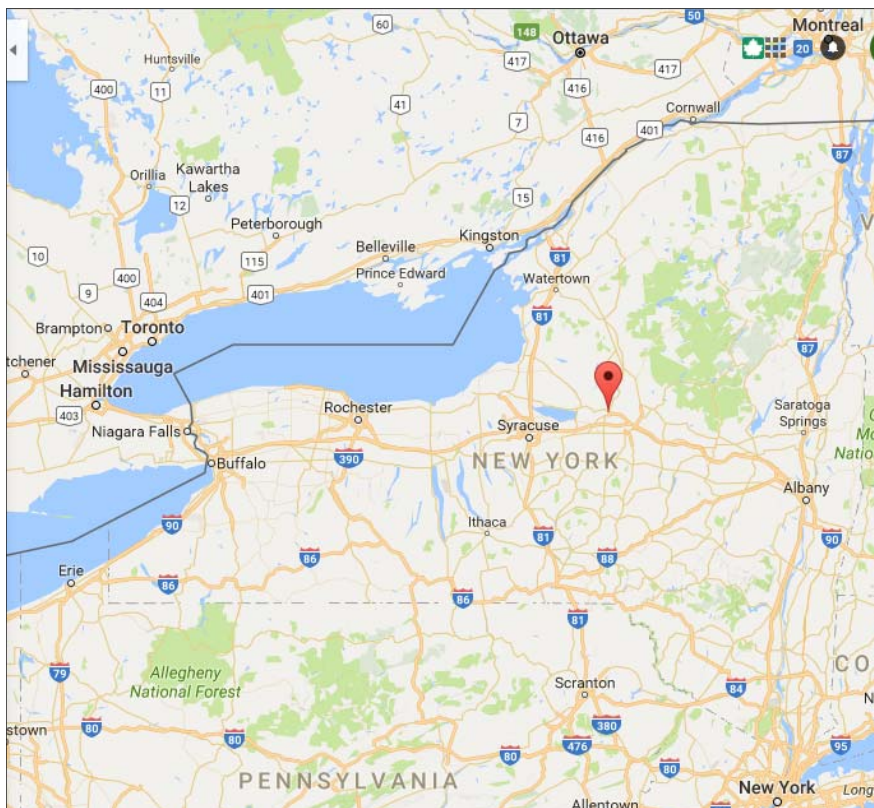
- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open ended distribution.
- D Suppressed to avoid disclosure of confidential information
- F Fewer than 25 firms
- FN Footnote on this item in place of data
- NA Not available
- S Suppressed; does not meet publication standards
- X Not applicable
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

# THE BEECHES INN AND CONFERENCE CENTER MAPS

## DRIVING TIME TO ROME:

Syracuse.....	45 Minutes
Ithaca .....	2 Hours
Albany .....	1 3/4 Hours
Manhattan .....	4 Hours
Philadelphia .....	4 3/4 Hours
Toronto, Canada.....	4 1/2 Hours
Ottawa, Canada .....	3 1/2 Hours
Montreal, Canada.....	4 1/4 Hours



## THE BEECHES INN AND CONFERENCE CENTER CONFIDENTIALITY AND DISCLAIMER

**PROPERTY ADDRESS:** 7900 Turin Road, Rome New York 13440

The Offering Memorandum being delivered in connection with this agreement has been prepared by Prestige Group and, does not purport to be all-inclusive or to contain all of the information prospective investors may need or desire. All projections have been developed by Prestige Group, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige Group or the Owners, and therefore are subject to variation. No representation is made by Prestige Group or Owners as to the accuracy or completeness of the information contained herein or the performance of the Property. Further Prestige Group, Owners and its employees disclaim any and all liability for accuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made available to the recipient and expect prospective purchasers to exercise due diligence in verifying all information. The Offering Memorandum does not constitute a representation that there is has not been any change in the business or affairs of the Property or the information contained in the Offering Memorandum.

The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel, and any conditions to the Owner's obligations have been satisfied or waived. Prestige Group is not authorized to make any representations or agreements on behalf of Owners.

The Offering Memorandum and its contents, except such information, which is in or becomes part of the public domain other than as a result of a violation of this agreement, matter of public record or is provided in sources available to the public are of a confidential nature. By accepting the Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you, if necessary, for your confidentiality) without the prior written authorization of the Owners or Prestige Group (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige Group. Any copies of the Offering Memorandum and its Contents that are retained as permitted hereunder will remain confidential, subject to the terms of this agreement.

In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige Group. In the event that Buyer violates this Agreement, both Prestige Group and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of above to a third party and this third party or the Buyer purchases the above Property without Prestige Group, then Buyer in addition to the remedies specified herein, will also be responsible for the payment of Prestige Group's commission.

Buyer acknowledges that they are working with Prestige Group as Exclusive Broker and are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige Group.

Prestige Group, on its own behalf by its acceptance hereof, understands and acknowledges that if the Potential Buyer is a "publicly traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Buyer interest in Potential Transaction may be material non-public information about Potential Buyer. Prestige Group, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

ACKNOWLEDGED, AGREED AND ACCEPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by

\_\_\_\_\_  
*Buyer's Signature*

\_\_\_\_\_  
*Buyers Company (Print)*

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*Buyer's Name (Print)*

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